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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 06th February 2025



CHAPEL LANE, BOTESDALE, DISS, IP22

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

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Property

| | | | |
|-------------------------|---|------------------------|-------------------------------|
| Type: | Semi-Detached | Tenure: | Leasehold |
| Bedrooms: | 3 | Start Date: | 29/01/2008 |
| Floor Area: | 667 ft ² / 62 m ² | End Date: | 01/01/2308 |
| Plot Area: | 0.02 acres | Lease Term: | 299 years from 1 January 2009 |
| Council Tax : | Band C | Term Remaining: | 283 years |
| Annual Estimate: | £1,877 | | |
| Title Number: | SK312673 | | |

Local Area

| | |
|---------------------------|-----------|
| Local Authority: | Suffolk |
| Conservation Area: | Botesdale |
| Flood Risk: | |
| • Rivers & Seas | No Risk |
| • Surface Water | Very Low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|------------------|
| 16 mb/s | 80 mb/s | - mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:









CHAPEL LANE, BOTESDALE, DISS, IP22



Property
EPC - Certificate



Chapel Lane, Botesdale, DISS, IP22

Energy rating

D

Valid until 05.02.2035

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

EPC - Additional Data



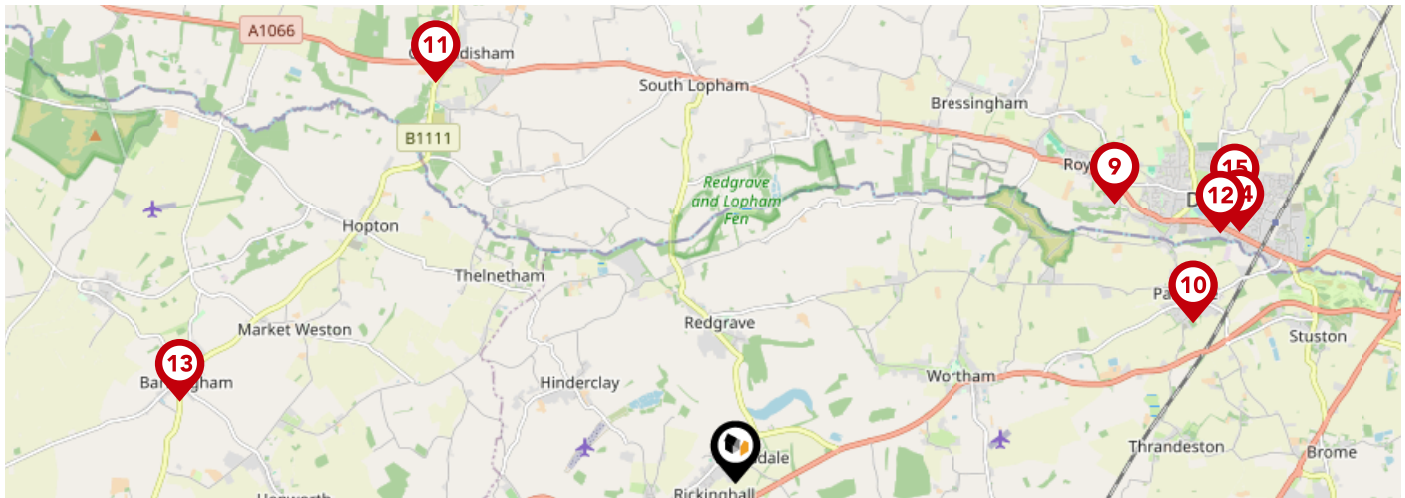
Additional EPC Data









| | |
|--------------------------------------|---|
| Property Type: | Semi-detached house |
| Walls: | Cavity wall, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | Roof room(s), insulated (assumed) |
| Roof Energy: | Good |
| Window: | Fully double glazed |
| Window Energy: | Good |
| Main Heating: | Electric underfloor heating |
| Main Heating Energy: | Poor |
| Main Heating Controls: | Programmer and room thermostat |
| Main Heating Controls Energy: | Average |
| Hot Water System: | Electric immersion, off-peak |
| Hot Water Energy Efficiency: | Average |
| Lighting: | Low energy lighting in 77% of fixed outlets |
| Lighting Energy: | Very good |
| Floors: | Suspended, insulated (assumed) |
| Secondary Heating: | Room heaters, electric |
| Total Floor Area: | 106 m ² |



| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 1 | St Botolph's Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 177 Distance:0.1 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Wortham Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:2.1 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Gislingham Church of England Primary School Ofsted Rating: Good Pupils: 143 Distance:3.17 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Mellis Church of England Primary School Ofsted Rating: Good Pupils: 154 Distance:3.54 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Bressingham Primary School Ofsted Rating: Good Pupils: 142 Distance:3.88 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Walsham-le-Willows Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 118 Distance:3.89 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Hopton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 77 Distance:3.93 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | St Andrew's CofE VA Primary School, Lopham Ofsted Rating: Requires improvement Pupils: 25 Distance:4.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

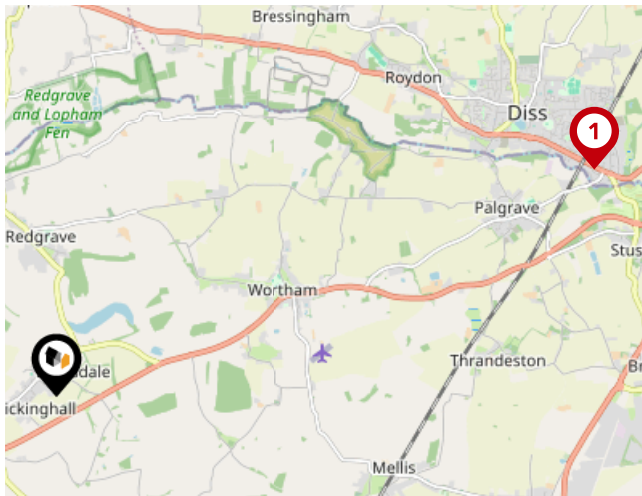
Area Schools



| | Nursery | Primary | Secondary | College | Private |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  Roydon Primary School Ofsted Rating: Good Pupils: 261 Distance:4.27 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Palgrave Church of England Primary School Ofsted Rating: Good Pupils: 82 Distance:4.39 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Garboldisham Church of England Primary Academy Ofsted Rating: Good Pupils: 73 Distance:4.53 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Diss Church of England Junior Academy Ofsted Rating: Good Pupils: 189 Distance:4.94 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Barningham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 81 Distance:5.1 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Diss Infant Academy and Nursery Ofsted Rating: Requires improvement Pupils: 116 Distance:5.1 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Diss High School Ofsted Rating: Good Pupils: 941 Distance:5.17 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Stanton Community Primary School Ofsted Rating: Good Pupils: 218 Distance:5.25 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

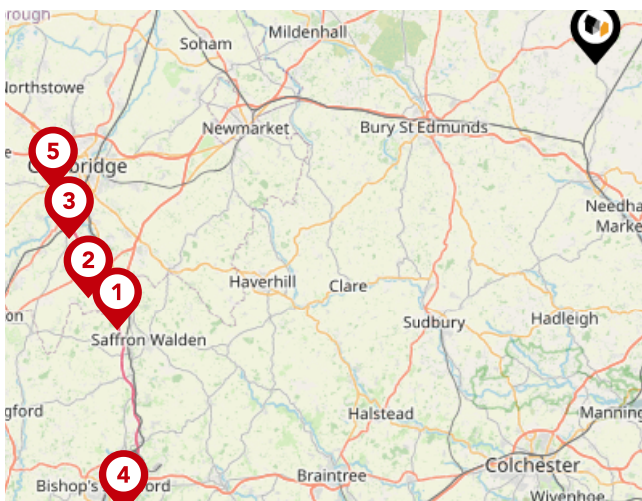
Area

Transport (National)



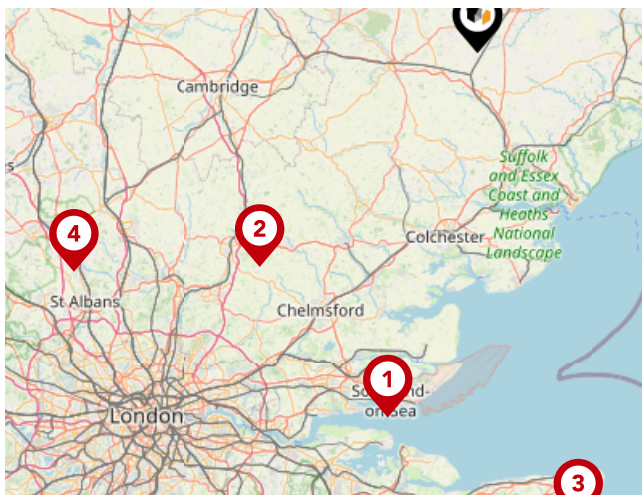
National Rail Stations

| Pin | Name | Distance |
|-----|-----------------------|------------|
| 1 | Diss Rail Station | 5.29 miles |
| 2 | Entrance | 8.34 miles |
| 3 | Elmswell Rail Station | 8.35 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M11 J9 | 39.85 miles |
| 2 | M11 J10 | 40.58 miles |
| 3 | M11 J11 | 40.35 miles |
| 4 | M11 J8 | 47.45 miles |
| 5 | M11 J13 | 40.41 miles |

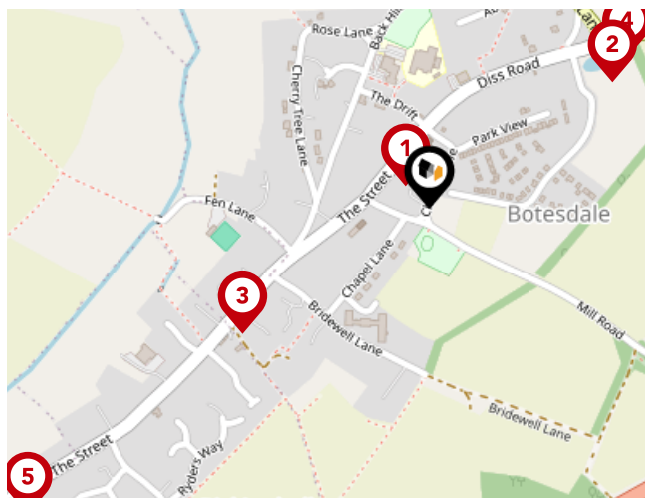


Airports/Helipads

| Pin | Name | Distance |
|-----|------------------|-------------|
| 1 | Southend-on-Sea | 55.13 miles |
| 2 | Stansted Airport | 44.61 miles |
| 3 | Manston | 70.55 miles |
| 4 | Luton Airport | 66.98 miles |

Area

Transport (Local)



Bus Stops/Stations

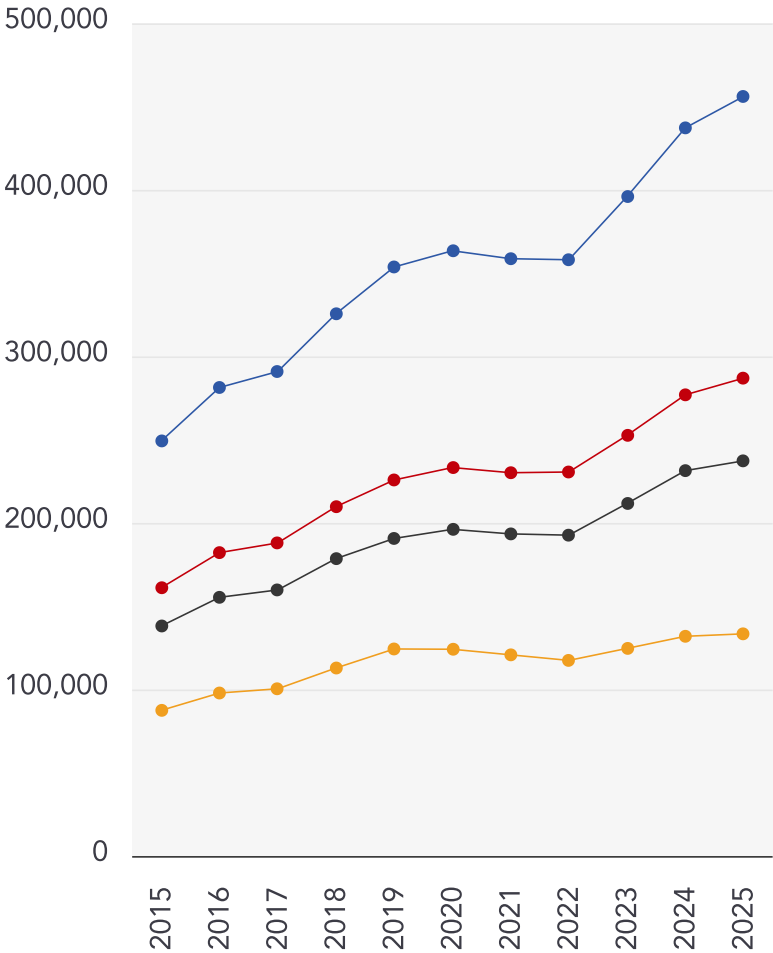
| Pin | Name | Distance |
|-----|---------------|------------|
| 1 | Simonds Court | 0.04 miles |
| 2 | Hall Lane | 0.25 miles |
| 3 | The Bell | 0.26 miles |
| 4 | Hall Lane | 0.28 miles |
| 5 | Chestnuts | 0.57 miles |

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP22



Detached

+82.97%

Semi-Detached

+78.11%

Terraced

+71.77%

Flat

+52.51%



Whittley Parish | Diss

At Whittley Parish, we strive to offer the best experience for all of our valued clients. We employ an experienced team and support our people with the best processes, cutting edge technology, marketing and training. We continue to improve and learn from feedback to strive to be the best at what we do and achieve.

Our proactive approach combined with advertising across four major property portals (Rightmove, Zoopla, onthemarket.com and Primelocation) as well as on social media platforms; coupled with our large database of registered applicants allows us to promote our properties to the widest target market.

With family roots still at the heart of all operations, Alex Parish ensures the original ethos and vision continues to run throughout the company's core, never comprising the personal service its reputation has been built upon.



Testimonial 1



It was a pleasure doing business with the Attleborough branch. Kept to every promise made and acted really fast. Made a stressful time far less stressful.

Testimonial 2



We asked Whittley Parish Diss to carry out a house valuation for us. Alex Parish came to do the job - he was kind, considerate and professional. The process was thorough but yet quick and easy for us. We couldn't ask for more - many thanks.

Testimonial 3



The whole team at Whittley Parish were first class from first introduction to final sale. With lots of estate agents in the Long Stratton area, this is the only one you need to know. Excellent would highly recommend.



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Whittleby Parish | Diss

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